34-3S-1E P-3-M-77
4.36 ACRES IN NE 1/4 OF
NE 1/4 OF SEC 34

RUDD HOLDINGS LLC
PO BOX 661
ST MARKS, FL 32355-0661

2024

34-3S-01E-000-05526-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	1	MKT AREA	07
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PORT LEON DR, ST MARKS

BLD DATE		LGL DATE	05/16/2016 FRSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,900
TOTAL MARKET VALUE	17,900
SOH/AGL Deduction	1,928
ASSESSED VALUE	15,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,972
TOTAL JUST VALUE	17,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,900

5 YR PARCEL CHECK - NO CHANGES

COA PER WAK TCO

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/0280	5/22/2020	WD	Q	V	05	17,400

GRANTOR: MCKENZIE PROPERTY MAN

GRANTEE: RUDD HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009900	C	ACREAGE	0			0.00	0.00	2.36	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,700							
2	009630	C	WETLAND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 4.36 Total Land Value: 17,900 Market: 0 Agricultural: 0 Common: 17,900 PRINTED 04/08/2026 BY SYS